

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

CIVIL MINUTES - TRIAL

Case No. 2:23-cv-02498-SB-JPR Date December 19, 2024  
Title: Emma Adams v. Aqua 388 Community Association et al

Present: The Honorable STANLEY BLUMENFELD, JR., United States District Judge

Lynnie Fahey  
Deputy Clerk

Amy Diaz  
Court Reporter/Recorder

Attorneys Present for Plaintiff(s):

Russell Lasser Kornblith, Brent A Hannafan

Attorneys Present for Defendants:

Stephen Edward Abraham, Melissa T. Daugherty,  
Roger Barry Frederickson

Day Court Trial

Fourth

Day Jury Trial

One day trial: Begun (1<sup>st</sup> day); Held & Continued; X Completed by jury verdict.

The Jury is impaneled and sworn.

Opening statements made by

☒ Witnesses called, sworn and testified.

☒ Exhibits Identified

☒ Exhibits admitted.

☒ Plaintiff(s) rest.

☒ Defendant(s) rest.

☒ Closing arguments made by

☒ plaintiff(s)

☒ defendant(s).

☒ Court instructs jury.

Bailiff(s) sworn.

☒ Jury retires to deliberate.

☒ Jury resumes deliberations.

☒ Jury Verdict in favor of

☒ plaintiff(s)

defendant(s) is read and filed.

☒ Jury polled.

Polling waived.

☒ Filed Witness & Exhibit Lists

☒ Filed jury notes.

☒ Filed jury instructions.

Judgment by Court for

plaintiff(s)

defendant(s).

Findings, Conclusions of Law & Judgment to be prepared by

plaintiff(s)

defendant(s).

Case submitted.

Briefs to be filed by

Motion to dismiss by

is

granted.

denied.

submitted.

Motion for mistrial by

is

granted.

denied.

submitted.

Motion for Judgment/Directed Verdict by

is

granted.

denied.

submitted.

Settlement reached and placed on the record.

Clerk reviewed admitted exhibits with counsel to be submitted to the Jury/Court for deliberation/findings.

Counsel stipulate to the return of exhibits upon the conclusion of trial. Exhibit Release Form prepared and filed.

Trial subpoenaed documents returned to subpoenaing party.

Case continued to for further trial/further jury deliberation.

☒ Other: Trial proceeds to Phase Two. Counsel for plaintiff is ordered to prepare a proposed formal judgment by close of business day December 23, 2024.

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Initials of Deputy Clerk

LFA

cc: